

MT40103-LW WARRANTY DEED

JIM L. EVINS AND JACQUELINE E. EVINS, HUSBAND AND WIFE AND M. DOUG ALLEN AND IRENE F. ALLEN, HUSBAND AND WIFE ALL AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to: JAY SCHARF AND VICTORIA WOO, HUSBAND AND WIFE, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Lot 3 in Block 3 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof of file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 87-3199 K. STREET CAPTAIN COOK, HI 96704

Dated this 15 day of December, 1996

J. L. Evins
J. E. Evins
M. D. Allen
I. F. Allen

STATE OF CALIFORNIA

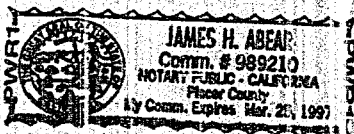
COUNTY OF PLACER

SS. December 15 1996

Personally appeared the above named JIM L. EVINS AND JACQUELINE E. EVINS, M. DOUG ALLEN AND IRENE F. ALLEN

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



James H. Ahear
Notary Public for State of California
My commission expires 3/25/97

(seal)

ESCROW NO. MT40103-LW

Return to:
JAY SCHARF AND VICTORIA WOO

87-3199 K. STREET

CAPTAIN COOK, HI 96704

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 23rd day of December A.D. 19 96
at 3:47 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 39813
Bernetha G. Letsch, County Clerk
By Kristen Rose
Fee, \$30.00 Deputy.

96 DEC 25 P3:47

96 DEC 23 P3:47